

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, October 19, 2006

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Evening Briefings RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 76

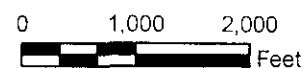
Subject: C14-05-0113 – Pleasant Valley Neighborhood Plan Combining District - Approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property bounded on the north by the Colorado River, on the east by Grove Blvd, on the south by Oltorf Street and on the west by Pleasant Valley Road save and except approximately 183 acres of land known as the Austin Community College "ACC" tract (Colorado River, Country Club, Town Lake Watersheds). The proposed zoning change will create the Pleasant Valley Neighborhood Plan Combining District (NPCD) and implement land use recommendations of the East Riverside/Oltorf Combined Neighborhood Plan for a total of 4 tracts (within the planning area of 1,275 acres). Under the proposed Pleasant Valley NPCD, "Small Lot Amnesty", "Garage Placement", "Impervious Cover and Parking Placement Restrictions" and "Prohibited Parking in the Front Yard" are proposed for the entire area. The City Council may approve a zoning change to any of the following: Rural Residential (RR), Single-Family Residence – Large Lot (SF-1), Single-Family Residence—Standard Lot (SF-2); Family Residence (SF-3), Single-Family – Small Lot & Condominium Site (SF-4A/B); Urban Family Residence (SF-5); Townhouse & Condominium Residence (SF-6); Multi-Family Residence – Limited Density (MF-1), Multi-family Residence – Low Density (MF-2); Multi-family Residence – Medium Density (MF-3); Multi-family Residence – Moderate-High Density (MF-4); Multi-family Residence – High Density (MF-5); Multi-family Residence – Highest Density (MF-6), Mobile Home Residence (MH), Neighborhood Office (NO); Limited Office (LO), General Office (GO); Commercial Recreation (CR); Neighborhood Commercial (LR), Community Commercial (GR), Warehouse / Limited Office (W/LO), Commercial Services (CS); Commercial-Liquor Sales (CS-1), Commercial Highway (CH); Industrial Park (IP); Major Industrial (MI), Limited Industrial Services (LI); Research and Development (R&D); Development Reserve (DR), Agricultural (AG); Planned Unit Development (PUD); Historic (H), and Public (P). A Conditional Overlay (CO), Planned Development Area Overlay (PDA), Mixed Use Combining District Overlay (MU); Neighborhood Conservation Combining District (NCCD), or Neighborhood Plan Special Use (NP) may also be added to these zoning base districts. Applicant and Agent: City of Austin, Neighborhood Planning and Zoning Department. City Staff: Robert Heil 974-2330 and Melissa Laursen 974-7226.

Additional Backup Material

(click to open)

Staff Report

For More Information:



East Riverside/Oltorf Combined Neighborhood Planning Area:
Uncontested ZONING Tracts (Planning Commission, Staff, Property Owner and Group #2 are in agreement)
 Updated 9/27/06

Tract # and Address	Current Zoning & Use	Planning Commission Recommendation	Staff Recommendation	Group #1 Recommendations from Neighborhood Planning Meetings (8/04 thru 3/05) (Includes Property Owner)	Group #2 Recommendations (Members from Advisory Group, recommendations developed independently after March 2005)	NOTES
219 2414 Ventura Dr (Lot 20, Mission Hill, Section 3)	Multifamily LR (Plaza Venture Apts)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP (No Urban Home)	Multifamily MF-2-NP	This tract does not meet the requirements of a Urban Home Subdistrict (it must be at least one blockface)
220 0 Burlinson Rd (Abs 24 Del Valle S Acr 56)	Undeveloped SF-3 (city owned)	Civic P-NP	Civic P-NP	Civic P-NP	Open Space P-NP	Zoning was previously uncontested, difference in FLUM was only issue
221 3507 Burlinson Rd and 4420 1/2 - 4500 E Ben White Blvd (A 4 55 acre tract, more or less, that is 328 feet north of and parallel to the north ROW line of Ben White Blvd), 4514 E Ben White Blvd	Undeveloped SF-2 (undeveloped)	Office LO-CO-NP (building setback of 150 feet from creek centerline)	Office LO-CO-NP (building setback of 150 feet from creek centerline)	Office LO-NP	Office LO-CO-NP (building setback of 150 feet from creek centerline)	Staff added CO 3/8/06 after field visit with Mike Lyday and Jean Drew (WPDR)
Pleasant Valley NPA						
306 2101 Faro Drive	LO (Baty Elementary)	Civic P-NP	Civic P-NP	Civic P-NP	Civic P-NP	
307 2100 1/2 Faro Dr	Civic LO (City-owned detention pond)	Civic P-NP	Civic P-NP	Civic P-NP	Open Space P-NP	Zoning was previously uncontested, difference in FLUM was only issue

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308 4825 E Riverside Dr	Office LO (palm reader & home)	Office Mixed Use LO-MU-CO-NP (prohibit multifamily residential)	Office Mixed Use LO-MU-CQ-NP (prohibit multifamily residential)	Single Family SF-3-NP	Office Mixed Use LO-MU-CO-NP (prohibit multifamily residential)	
310 2207 Wickersham Ln (a 46,089 SF tract of land out of the Santrage Del Valle Grant)	Multifamily GR (Pinto Creek Apts/detention pond)	Multifamily MF-2-NP	Multifamily MF-2-NP	Multifamily MF-2-NP	Open Space MF-2-NP	Zoning was previously uncontested, difference in FLUM was only issue